



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held March 13, 2007, the Board took the following action:

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Carlos Jackson, Executive Director of the Housing Authority, presented the attached report relating to his findings and recommendations concerning the status of corrective actions to improve the United States Department of Housing and Urban Development's rating of the agency to a "Satisfactory"; and an explanation on how a residence with a monthly rental value exceeding the approved Section 8 monthly subsidy, can be allowed to pass the approval process.

After discussion, Supervisor Knabe made the following statement:

"I am very concerned about the United States Department of Housing and Urban Development's (HUD) recent 'Troubled' rating of the Housing Authority's Section 8 Program.

"Although a new management team has been brought in by the Housing Authority for the Section 8 Program, I want to make certain that everything is being done to get out of a 'Troubled' rating. Further, I do not want to have any Federal funding jeopardized for needed Section 8 units."

Therefore, Supervisor Knabe made a motion, seconded by Supervisor Burke, that the Board take the following actions:

1. Instruct the Chief Administrative Officer to work with the Executive Director of the Housing Authority to report back within two weeks on:
 - Additional actions necessary, including internal management audits, to ensure that the Housing Authority is fully compliant with all Federal regulations; and
 - Any additional actions necessary to fast-track activity to bring the Housing Authority's Section 8 Program back into compliance; and

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2. Instruct the Chief Administrative Officer and the Executive Director of the Housing Authority to provide the Board with monthly updates on:
 - The status of annual reexaminations until all delinquent reexaminations have been completed; and
 - All areas where the Section 8 Program was found to be deficient until the “Troubled” rating has been improved.

Supervisor Burke made a motion, seconded by Supervisor Yaroslavsky, that Supervisor Knabe's motion be amended to also instruct the Chief Administrative Officer and the Executive Director of the Housing Authority to include in the monthly updates a report back on the performance of the Section 8 program in the 14 key areas of the Section 8 Management Assessment Program (SEMAP) with a timeline of when we will demonstrate an improved Public Housing Authority (PHA) performance and an improved SEMAP score in order to be restored as a “standard performer” by HUD. Supervisor Knabe accepted Supervisor Burke's amendment.

Supervisor Antonovich made the following statement:

“The Quality Housing and Work Responsibility Act of 1998 (QHWRA) revised provisions of the United States Housing Act of 1937 to provide additional statutory authority concerning crime and security provisions to most Federally-assisted housing programs. In 2001, the Housing Authority of the County of Los Angeles implemented these provisions.

“The Act provided public housing authorities with the tools to adopt and implement fair, effective, and comprehensive policies for screening new Section 8 applicants who may engage in illegal drug use or other criminal activity. One provision allowed public housing authorities to conduct criminal background checks for all new Section 8 applicants. Existing Section 8 participants that received rental assistance prior to July 2001 were excluded from this provision.

“In an effort to ensure program integrity, it is important that the Housing Authority have the ability to conduct criminal background checks on all Section 8 participants that receive rental assistance, regardless of the date during which they integrated into the program. Additionally, background checks should be conducted randomly on ten percent of all program participants on an annual basis.”

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Therefore, Supervisor Antonovich made a motion, seconded by Supervisor Molina, that the Board, acting as the Board of Commissioners of the Housing Authority, take the following actions:

1. Direct the Executive Officer of the Board to send a letter signed by the Board to the Los Angeles County Congressional Delegation and the Secretary of the United States Housing and Urban Development recommending the introduction of legislation to authorize public housing authorities to:
 - Conduct criminal background checks on existing Section 8 participants that received rental assistance prior to July 2001;
 - Conduct annual criminal background checks at random on ten percent of the existing Section 8 participants; and
 - Take appropriate action on a case-by-case basis for existing Section 8 participants that have engaged in criminal activity prior to receiving rental assistance; and
2. Direct the Executive Director of the Housing Authority, working with the County's Legislative Advocates, the Los Angeles County Congressional Delegation, and National organizations, to support this legislation.

On motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board took the following actions:

1. Instructed the Chief Administrative Officer to work with the Executive Director of the Housing Authority to report back within two weeks on:
 - Additional actions necessary, including internal management audits, to ensure that the Housing Authority is fully compliant with all Federal regulations; and
 - Any additional actions necessary to fast-track activity to bring the Housing Authority's Section 8 Program back into compliance;
2. Instructed the Chief Administrative Officer and the Executive Director of the Housing Authority to provide the Board with monthly updates on:
 - The status of annual reexaminations until all delinquent reexaminations have been completed;

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- All areas where the Section 8 Program was found to be deficient until the “Troubled” rating has been improved; and
- Performance of the Section 8 program in the 14 key areas of the Section 8 Management Assessment Program (SEMAP) with a timeline of when Housing Authority will demonstrate an Improved Public Housing Authority (PHA) performance and an Improved SEMAP score in order to be restored as a “standard performer” by HUD.

In addition, the Board, acting as the Board of Commissioners of the Housing Authority, took the following actions:

1. Directed the Executive Officer of the Board to send a letter signed by the Board to the Los Angeles County Congressional Delegation and the Secretary of the United States Department of Housing and Urban Development recommending the introduction of legislation to authorize public housing authorities to:
 - Conduct criminal background checks on existing Section 8 participants that received rental assistance prior to July 2001;
 - Conduct annual criminal background checks at random on ten percent of the existing Section 8 participants; and
 - Take appropriate action on a case-by-case basis for existing Section 8 participants that have engaged in criminal activity prior to receiving rental assistance; and
2. Directed the Executive Director of the Housing Authority, working with the County’s Legislative Advocates, the Los Angeles County Congressional Delegation, and National organizations, to support this legislation.

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Attachment

Copies distributed:

Each Supervisor
Chief Administrative Officer
County Counsel
Executive Director of the Housing Authority

Letters sent to:

Secretary, United States Department of
Housing and Urban Development
Each member, Los Angeles County Congressional Delegation

